

CITY OF VANCOUVERSPECIAL COUNCIL - MAY 26, 1977PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 26, 1977, at 7:30 p.m. in the Gymnasium Britannia Community Services Centre, 1661 Napier Street, for the purpose of holding a Rescheduled Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford,
Harcourt, Kennedy,
Marzari, Puil and Rankin.

ABSENT: Alderman Gerard) Leave of Absence.
Alderman Gibson)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Proposed rezoning of the Grandview-Woodland Apartment Areas from (RM-3) and (RM-3A) Multiple Dwelling Districts to (RM-3A1) Multiple Dwelling District.

A Public Hearing at the Britannia School Auditorium on March 17, 1977, called for the purpose of considering the proposed rezoning of the Grandview-Woodland Apartment Areas from (RM-3) and (RM-3A) Multiple Dwelling Districts to (RT-2) Two-Family Dwelling District, was postponed because of the potential fire hazard caused by overcrowding of the Auditorium and Council wished to ensure that all who desired to speak would be heard. Subsequently, on March 22, 1977, Council reconsidered the proposed rezoning that was before them at the March 17, 1977, Public Hearing and the Director of Planning was requested to revise the rezoning application, whereby the lands, (excluding all existing custom-designed apartments) be rezoned to (RM-3A1) Multiple Dwelling District. The Public Hearing this day arises from that instruction of Council.

The application by the Director of Planning is to rezone those lands in The Grandview-Woodland area presently zoned (RM-3) and (RM-3A) (excluding all existing custom-designed apartments).

From: (RM-3) and (RM-3A) Multiple Dwelling Districts

To: (RM-3A1) Multiple Dwelling District.

Proposed Rezoning of the Grandview-Woodland
Apartment Areas. (Continued)

SUMMARY OF DISTRICT SCHEDULES

USES:	RM-3 / RM-3A		RM-3A1
	Outright:	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex Apartment Building Boarding House Rooming House Fraternity/Sorority House	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex Apartment Building Boarding House Rooming House Fraternity/Sorority House Townhouses
	Conditional:	Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Community Centre Club or Lodge (fraternal)	Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Community Centre Club or Lodge (fraternal) Infill Housing
	Height May Not Exceed:	120' (RM-3) 35' outright (RM-3A) 40' conditional (RM-3A) Director of Planning approval	35' maximum with specified conditions (Discretionary approval may provide for increased heights)
	Floor Space Ratio:	1.00 outright - bonus may be earned for site size, site coverage and underground parking - possible maximum of approximately 1.8 (RM-3) - possible maximum of approximately 1.5 (RM-3A)	0.75 outright - discretionary approval to 1.00 for One-Family, Two-Family Dwellings, Townhouses - discretionary approval to 1.45 for infill housing - discretionary approval to 1.9 for apartments subject to provisions

The Director of Planning recommended approval of the application.

The Council was informed by the Director of Planning that the Grandview-Woodland Planning Committee, an advisory group appointed by Council to make recommendations on planning matters in the community, had prepared a draft Area Plan identifying the retention and reinforcement of the "family" nature of the community as the single most important planning goal in the area. The Area Plan included policy recommendations which would encourage the development of new residential dwellings which are appropriate for families. It was expected that new zoning regulations to achieve this objective will be introduced in the Fall of 1977.

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Proposed Rezoning of the Grandview-Woodland
Apartment Areas (Continued)

The Planning Committee was concerned that the large number of apartment buildings containing small, bachelor and one-bedroom apartment units which are being automatically approved under the present (RM-3) and (RM-3A) zoning will detract from the "family" character of the community during the interim period while the Area Plan is being finalized. The Committee had proposed that the zoning in these areas be amended to (RT-2) for a period lasting until about September; this would provide control over the development of additional apartment buildings until the Area Plan is finalized and new regulations encouraging family housing are in effect.

Following the cancelled Public Hearing of March 17, 1977, and Council's reconsideration on March 22, 1977, the rezoning application had been revised from a proposal recommending (RT-2) Two-family district to a proposal for (RM-3A1) Multiple Dwelling District.

The Mayor called for speakers for or against the application and Council received briefs (on file in the City Clerk's office) and heard representations.

The following were opposed to the proposed zoning schedule but were in favour of more protective measures to preserve the family character of the area:

M. Chrunik, Grandview-Woodland Community Resources
Association (brief filed)
R. Rizzardo, Grandview-Woodland Planning Committee (brief filed)
P. Altan.
S. Jackson, Killarney/Champlain Citizens for Action (brief file
W. McCreery, Architect.
S. Shelton Save Grandview Association (brief filed)
F. Wilson.
D. Laalo, Grandview Tenants Association (brief filed)
D. Stone, N.I.P. Committee (brief filed)
J. Radosevic, C.O.P.E. Area Committee.

Speakers opposed to any rezoning of the apartment areas, were:

H. Gallant,
D. & B. Shewchuk,
J. Alvaro,
J. & M. Kalmuk,
H. Carter, West Grandview Property Owners Association (brief
G. Chong, file
S. Kaur,
N. Chan,
K.S. Leung,
M. Herman,
J. Delgiglio,
D. Fong,
F. Francello,
R. Louie,

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Apartment Areas (continued)

R.H. Blunden, Grandview-Woodland Planning Committee (brief
filed)
Dr. R. Morris,
J. Williams, Vancouver Real Estate Board (brief filed)
S.L. Williams,
W.J. Boytinck (brief filed)
T. Morrin, West Grandview Property Association.
P. Hammond for Mr. Schindler.
D. Killoh,
A. Marr.
A. Arora.
D. Alvaro

MOVED by Ald. Rankin

THAT the application by the Director of Planning to rezone
the Grandview-Woodland Apartment Areas from (RM-3) and (RM-3A)
Multiple Dwelling Districts to (RM-3A1) Multiple Dwelling District
be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Kennedy, Puil and the Mayor opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Rankin

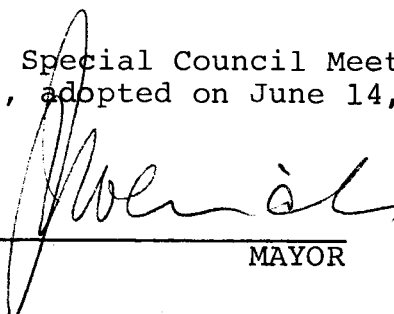
THAT the report of the Committee of the Whole be adopted.

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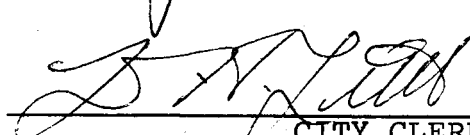
The Council adjourned at approximately 11.50 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of May 26, 1977, adopted on June 14, 1977.



MAYOR



CITY CLERK